

ORDINANCE NO. 3836

AN ORDINANCE to amend and reordain the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendments heretofore approved by city council to such Small Area Plan Chapter as Master Plan Amendments Nos. 95-004 and 95-005, and no other amendments, and to repeal all provisions of the said Small Area Plan Chapter as may be inconsistent with such amendments.

WHEREAS, the City Council of Alexandria finds and determines that:

1. In Master Plan Amendment No. 95-004, an application has been made to amend the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan to change the land use designation, without a Coordinated Development District Special Use Permit, on the Piggyback Yard and Slaters Lane portion of Potomac Yard, from RB/Townhouse to CRMU-L/Commercial Residential Mixed Use-Low.

2. In Master Plan Amendment No. 95-005, an application has been made to amend the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan to change the land use designation, without a Coordinated Development District Special Use Permit, of that portion of the Potomac Yard approximately 120 feet wide and located just west of the Metrorail right-of-way, from I/Industrial to UT/Utility and Transportation.

3. The said amendments have heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

4. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the Chapter entitled "Development Without A CDD Special Use Permit," of the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, be, and the same hereby is, amended to read as follows:

DEVELOPMENT WITHOUT A CDD SPECIAL USE PERMIT

Within the CDD zone the uses permitted without a CDD special use permit shall be as follows: the area south of the Monroe Street Bridge and east of the Metro tracks shall be RB (Townhouse); the first 250 feet east of Route 1 shall be CSL; the remainder of the site shall be I (Industrial); except that the U/T regulations shall apply to an area approximately 120 feet wide located just west of the Metrorail right-of-way for the purpose of accommodating the relocated rail mainline on the yard; and except also that the area known as the "Piggyback Yard" and Slaters Lane portion of Potomac Yard may be developed pursuant to the CRMU-L zone provided that the Piggyback Yard:

- (a) shall contain no more than 275 dwelling units;
- (b) shall contain no more than 60,000 square feet of commercial space, of which no more than 30,000 may be office;
- (c) shall be planned and developed pursuant to a special use permit;
- (d) shall have a maximum height of 50 feet; and
- (e) shall generally be consistent with the goals and the guidelines of the small area plan.

Section 2. That the director of planning and community development be, and he hereby is, directed to record the foregoing Master Plan Amendment as part of the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia.

Section 3. That the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, as amended by this ordinance, be, and the same hereby is, reordained as part of the 1992 Master Plan of the City of Alexandria, Virginia.

Section 4. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 5. That this ordinance shall become effective upon the date and at the time of its final passage.

PATRICIA S. TICER
Mayor

Final Passage: November 18, 1995